085.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,500 / 632,500
					USE VALUE:	632,500 / 632,500
					ASSESSED:	632,500 / 632,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WEST COURT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GOUGH JAMES P
Owner 2:	MC GOUGH TERRENCE
Owner 3:	
Street 1:	11 WEST COURT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1290 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4332.000	247,500		385,000	632,500
Total Card	0.099	247,500		385,000	632,500
Total Parcel	0.099	247,500		385,000	632,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.31 | /Parcel: 490.31

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

53676

GIS Ref

GIS Ref

Insp Date

11/21/08

!6938!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,500	0	4,332.	385,000	632,500		Year end	12/23/2021
2021	101	FV	240,200	0	4,332.	385,000	625,200		Year End Roll	12/10/2020
2020	101	FV	240,300	0	4,332.	385,000	625,300	625,300	Year End Roll	12/18/2019
2019	101	FV	206,700	0	4,332.	379,500	586,200	586,200	Year End Roll	1/3/2019
2018	101	FV	206,700	0	4,332.	291,500	498,200	498,200	Year End Roll	12/20/2017
2017	101	FV	206,700	0	4,332.	275,000	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	206,700	0	4,332.	253,000	459,700	459,700	Year End	1/4/2016
2015	101	FV	195,200	0	4,332.	236,500	431,700	431,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:45:04

LAST REV

Date	Time
04/23/09	11:35:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6938

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGOUGH JAMES	27731-200		10/1/1997	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/1998	1	Manual	3,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2008	Meas/Inspect	189	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4332		Sq. Ft.	Site		0	70.	1.27	6									384,972						385,000	

Total AC/HA:	0.09945	Total SF/SM:	4332	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,972	Spl Credit		Total:	385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97903168
Adj $ / SQ:	178.429
Other Features:	67800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358645
Depreciation:	111180
Depreciated Total:	247465

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

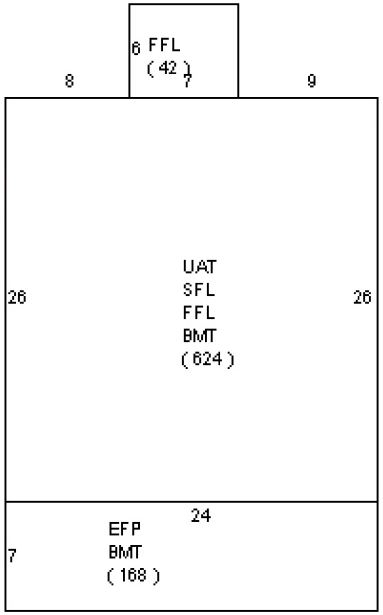
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.43
Special Features:	0	Val/Su Net:	102.87
Final Total:	247500	Val/Su SzAd	191.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	53.530	42,395
FFL	First Floor	666	178.430	118,833
SFL	Second Floor	624	178.430	111,339
EFP	Enclos Porch	168	42.520	7,143
UAT	Upper Attic	156	71.370	11,134

Net Sketched Area:	2,406			Total:	290,844
Size Ad	1290	Gross Area	2874	FinArea	1290

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

085.0-0004-0020.0

IMAGE

AssessPro Patriot Properties, Inc